Superseded – R
Lic. – 06/2005

SKYNET ENCLAVE EXTN-I
AT
LOHGARH
(WITHIN - NAC ZIRAKPUR)
DISTT. PATIALA
PUNJAB
(4.275 ACRE SCHEME)

PROMOTERS

M/S SKYNET BUILDERS PVT. LTD.,
REGD. OFFICE : 1051, SECTOR - 37 B,CHANDIGARH

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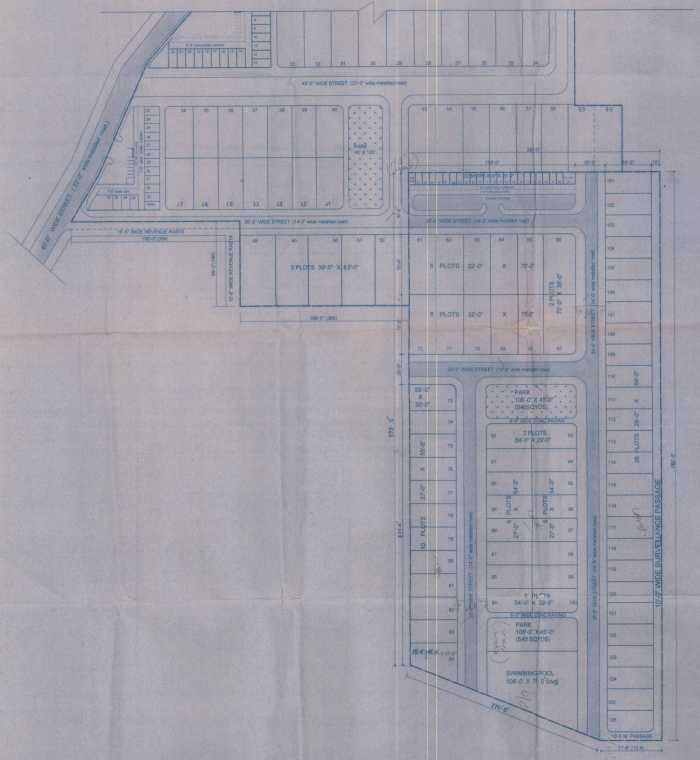
General notes :

Area statement :

- TOTAL AREA OF THE SITE (as per on-site record) (14 kanal - 04 marla) — 20,691.00 SQYDS (4.275 acre)
- TOTAL SALEABLE AREA — 12104.72 SQYDS (58.50%)
  - Residential — 11674.50 SQYDS (56.47%)
  - Commercial — 430.22 SQYDS (2.08 %)
- AREA UNDER ROADS, PARKS AND PUBLIC AMENITIES — 8586.28 SQYDS (41.50 %)
  - Parks — 1080.00 sq. yds (5.22 %)
  - Green strips — NIL
  - Swimming pool — 452.00 SQYDS (2.19 %)
  - Public Toilet — 17.78 SQYDS (0.09%)
  - Parking — 388.53 SQYDS (1.88%)
  - Roads and open spaces — 6243.70 SQYDS (30.18%)
- TOTAL NO. OF PLOTS — 89 NOS
  - Residential — 88
  - Commercial — 01
- TOTAL NO. OF DWELLING UNITS (@ 3 dwelling units per plot $$(88 X 3)$$) — 198
- TOTAL POPULATION (@ 5 persons per dwelling unit $$(198 X 5)$$) — 990
- DENSITY OF DWELLING UNITS / ACRE (198/ 4.275) — 46.31
- DENSITY OF POPULATION / ACRE (990/ 4.275) — 231.57



LAYOUT PLAN CUM NUMBERING PLAN

AREA STATEMENT

S.No.	CATEGORY	PLOT NOS.	QTY	SIZE	AREA OF A UNIT PLOT (in sqft.)	AREA OF A UNIT PLOT (in sqyds.)	AREA OF ALL PLOTS IN A PARTICULAR BLOCK (in sqyds.) 5 (4 x 7)	REMARKS
2		3	4	5	6	7	8	9
I.	RESIDENTIAL							
		81 to 85 & 98 to 102	10	32'-0" x 70'-0"	2240.00	248.89	2488.90	
		86,87	02	39'-0" x 72'-0"	2340.00	260.00	520.00	CORNER PLOTS
		73	01	30'-0" x 55'-0"	1650.00	183.33	183.33	CORNER PLOT
		74 to 83	10	27'-0" x 55'-0"	1485.00	165.00	1650.00	
		84	01	39'-0" x 90'-0" (irregular)	2092.90	229.16	229.16	CORNER PLOT
		88, 92,93,100	04	29'-0" x 54'-0"	1566.00	174.00	696.00	
		89 to 91 & 94 to 99	12	27'-0" x 54'-0"	1458.00	162.00	1944.00	
		101 to 126	26	32'-0" x 54'-0"	1350.00	150.00	3900.00	
	TOTAL RESIDENTIAL AREA		84				11,852.50 SQYDS	
	DEDUCTION FOR AMOUNT OF ROUNDED EDGES OF CORNER PLOTS (6'-0" radius curvature of corner plots (1.00 sqyds x 8 corners)						(18.00) sqyds.	
						TOTAL	11,674.50 SQYDS	(56.46%)
II	COMMERCIAL							
		DITTO 22	22	8'-0" x 20'-0"	160.00	17.77	391.11	
		23	01	14'-0" x 20'-0"	280.00	31.11	31.11	
	TOTAL COMMERCIAL AREA		23					
						TOTAL	430.22 sqyds.	

AREA UNDER PARKS

S.No.	PARTICULARS	SIZE	AREA (in sqyds.)
1.	PARK I	108'-0" x 45'-0"	540.00
2.		108'-0" x 45'-0"	540.00
	TOTAL AREA UNDER PARKS		1080.00 sqyds. (5.22%)

PARKING AREA CALCULATIONS - 2

Maximum commercial area (Saleable) *	=	430.22 sqyds.
Total covered area (Maximum) with maximum & ultimate FAR of 1.0	=	430.22 sqyds.
Maximum parking area required as per PUDA Norms (1/3 rd of total FAR)	=	143.40 sqyds.
Parking area actually provided 108'-0" x 17'-6"	=	388.53 sqyds.

(270.93% of the area actually required)

Licence issued vide Letter No. LOC - 419 dated 20.03.06
Completion Certificate issued vide Memo No. 2005 dt. 28-03-06.

Competent Authority-cum-Senior Town Planner S.A.S. Nagar

REVISIONS

S.NO.	DATE	PARTICULARS

PROMOTERS | ARCHITECT | COMP. AUTHORITY

(Surya kant)

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CORPORATION DRAWING

LAYOUT PLAN/NUMBERING PLAN

SCALE	PROJECT	DRAWING NO.
1" = 40'-0"	ka / 0775-I SKYNET COLONY, LOHGARH	cd / 102

CONCEPT	DESIGN	DEALT	DRAWN	CHECKED	DATE
S.KANT	S.KANT	MANINDER	ANJU	S.KANT	07/02/2006